

HOLCOMBE RESIDENTS ASSOCIATION
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Please reply to
Mr J Watson
Secretary, Holcombe Residents Association
12 Windward Lane
Holcombe
Dawlish
DEVON EX7 0JQ

20 October 2011

Dear Sir,

Location: Teignmouth – Land To The West Of Oakhill Cross Road, Holcombe
Proposal: Planning permission for a new house
Reference 11/02816/FUL

I am writing on behalf of Holcombe Residents Association regarding the above planning application. The Association has over 320 members in the village.

Although the land where the proposed development is to take place is not technically within the village of Holcombe or the Dawlish parish, the location is in fields bordering Holcombe and the access to the new house would be from roads that are within the village.

We have two concerns regarding this application:

1. Development in the Coastal Preservation Area and in an Area of Great Landscape Value

The proposed new dwelling would be located in the Coastal Preservation Area and in an Area of Great Landscape Value. The Association's general view is that no new housing should be built on such areas and this is supported by general policies that have been adopted by Teignbridge District Council when considering similar applications. Whilst we note that the proposed new dwelling would be located on the same footprint as an existing barn, this is not a barn conversion, and a change of use from agricultural to residential use would also need to be granted. If such approval is given, it seems that developers would be able to circumvent existing Teignbridge District Council policies by first applying for an agricultural development e.g. a barn, and then later turning this in to residential use.

2. Access

The main access for the new house would be from Oak Hill Cross Road. Before reaching the boundary of the land owned by the developer, cars would have to use an small, narrow, and ancient green lane. It is our belief that this lane is not suitable for regular car movements and would certainly be damaged by large commercial vehicles that would need to access the site during the construction of the property. This same green lane is used by walkers and horse riders. Whilst there is potentially another entrance to the developers land from Strawberry Lane (the application is silent on this point of access), this too is a green lane and is unsuitable for both regular car movements and construction traffic. This is also a popular walking route for people in the village.

For the above reasons, we object to this proposed development and ask Teignbridge District Council to refuse this application.

Yours faithfully,

John Watson, Secretary - Holcombe Residents Association

The Director of Planning,
Teignbridge District Council,
Forde House,
Brunel Road, Newton Abbot, DEVON TQ12 4XX

CC; Cllr H Clemens ,Cllr R Prowse, Cllr J Clatworthy,